



Woodbine Cottage, Church End,
Winthorpe, Skegness, PE25 1EJ



5



2



3

£600,000



Key Features

- EXTENSIVE RURAL VIEWS
- GOOD SIZED PLOT
- FABULOUS OPEN PLAN KITCHEN & FAMILY ROOM
- LOUNGE WITH OPEN FIRE
- READING ROOM & STUDY
- DOUBLE GARAGE & WORKSHOP
- EPC RATING D
- FREEHOLD





A beautiful 5 Bedroom family house situated in a pleasant edge of town location with lovely farmland views being only a short drive to the beach and local amenities. The spacious and versatile accommodation comprises Entrance Hall, Study, formal Lounge with open fire, fabulous open plan Kitchen and Family Room leading to a Conservatory, Utility Room, W.C and a Reading Room with staircase to Bedroom 5. To the first floor are 4 Bedrooms, the master being En-Suite and a stylishly fitted family Bathroom. Standing in a large plot with wrap around gardens, block paved drive providing ample parking, Double Garage, Workshop and a block paved patio. Viewing is essential to appreciate the location and accommodation on offer. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via a pvc door leading to the:-

ENTRANCE HALL

With radiator, wood style flooring, built in storage cupboard, staircase to first floor.

STUDY 3.28m x 4.07m (10'10" x 13'5")

With pvc windows to the front and side elevations, wood style flooring, radiator and a range of built in office furniture.

LOUNGE 3.98m x 7.28m (13'1" x 23'11")

With 2 pvc windows to the front elevation, further pvc window to the side elevation and pvc french doors opening onto the rear garden, decorative wooden fireplace surround with open grate and tiled cheeks, carpeted floor.

KITCHEN & FAMILY ROOM 3.63m x 11.99m (11'11" x 39'4")

Providing a lovely entertaining space with pvc french doors opening to the Conservatory, pvc window overlooking the rear garden, wood style flooring and plenty of space for a dining table and sofas.

To the Kitchen area are 2 pvc windows to the front elevation and a further pvc window overlooking the rear garden. Beautifully fitted with a range of traditional style base and wall units with decorative cornice, pelmets and corner posts, quartz worksurfaces, inset 1 1/2 bowl sink unit with mixer tap over and grooved drainer, range cooker with extractor hood set in a decorative surround, built in microwave, integrated dishwasher, integrated fridge, wine fridge, 2 radiators, central island unit with polished wooden worktop and drawers below.

CONSERVATORY 3.95m x 4.08m (13'0" x 13'5")

On a low brick wall with new tiled roof and pvc windows and french doors opening onto the rear garden, wood style flooring, radiator.

INNER HALL

With pvc door to the side elevation and pvc door opening onto the rear garden, radiator.

UTILITY ROOM 2.56m x 2.72m (8'5" x 8'11")

With base and wall units, wood block worksurfaces with tiled splashbacks, inset belfast style sink unit with grooved drainer, plumbing for washing machine, space for dryer, pvc window to the front elevation.

W.C

With W.C, hand basin, opaque pvc window to the side elevation, tiled walls.

SITTING / READING ROOM 5.11m x 5.33m (16'10" x 17'6")

With pvc windows to both side elevation providing lots of light, radiator, built in bookshelves to one wall, wood style flooring and a spiral staircase leading to:-

BEDROOM 5 2.72m x 5.02m (8'11" x 16'6")

With pvc window to the rear elevation, radiator, wood style flooring, fitted wardrobe.

MAIN STAIRCASE & LANDING

With built in airing cupboard, access to roof space.





BEDROOM 1 3.98m x 4.49m (13'1" x 14'8")

With 2 pvc windows to the front elevation and further pvc window to the side elevation, a range of built in wardrobes, drawers and dressing table, radiator, door to:-

EN-SUITE SHOWER ROOM 1.34m x 3.88m (4'5" x 12'8")

With shower enclosure with direct shower, built in unit with worksurfaces over and inset hand basin, W.C with concealed cistern, tiled walls and floor, opaque pvc window to the front elevation.

BEDROOM 2 3.12m x 4.08m (10'2" x 13'5")

With 2 pvc windows to the front elevation, a range of built in wardrobes to one wall with matching built in drawers.

BEDROOM 3 3.11m x 4.06m (10'2" x 13'4")

With pvc window to the rear elevation, radiator.

BEDROOM 4 2.78m x 3.98m (9'1" x 13'1")

With pvc window to the rear elevation, radiator, built in wardrobes and drawers.

FAMILY BATHROOM 2.96m x 3.02m (9'8" x 9'11")

With roll top bath with traditional mixer tap and hand shower attachment over, large shower enclosure with sliding glass door, vanity unit with counter top sink unit and W.C with concealed cistern, 2 pvc windows to the rear elevation, tiled walls and floor.

OUTSIDE

The property is bordered by a decorative brick wall with double wrought iron gates opening onto an extensive block paved drive providing ample parking and leading to the:-

DOUBLE GARAGE 5.08m x 5.35m (16'8" x 17'7")

With two electric vehicle doors, light and power connected.

WORKSHOP / STORE 2.09m x 5.02m (6'11" x 16'6")

With up and over door opening onto the garden, work bench, light and power connected.



GARDENS

Standing in a large plot with wrap around lawned gardens with inset trees and shrubs, garden SHED

To the rear of the house is an extensive block paved patio seating area. Oil tank.

TENURE

Freehold.

SERVICES

The property has mains electricity & water connected. Drainage is to a septic tank and heating is via an oil fired boiler serving the radiators. The property also benefits from a security alarm system and 5 security cameras.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

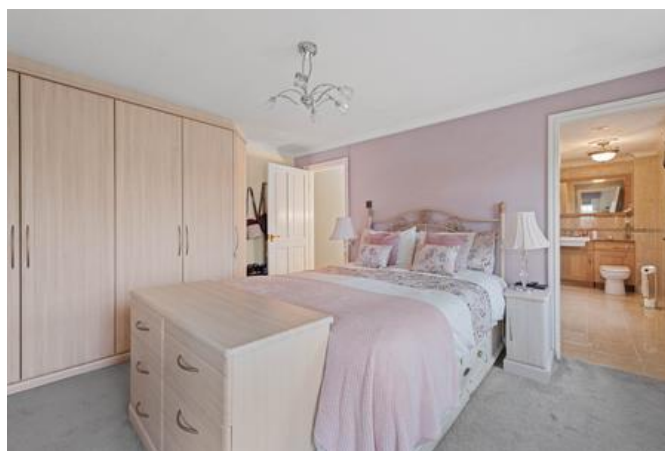
COUNCIL TAX

Charging Authority – East Lindsey District Council
Band E - 2024/25 - £2,644.89

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



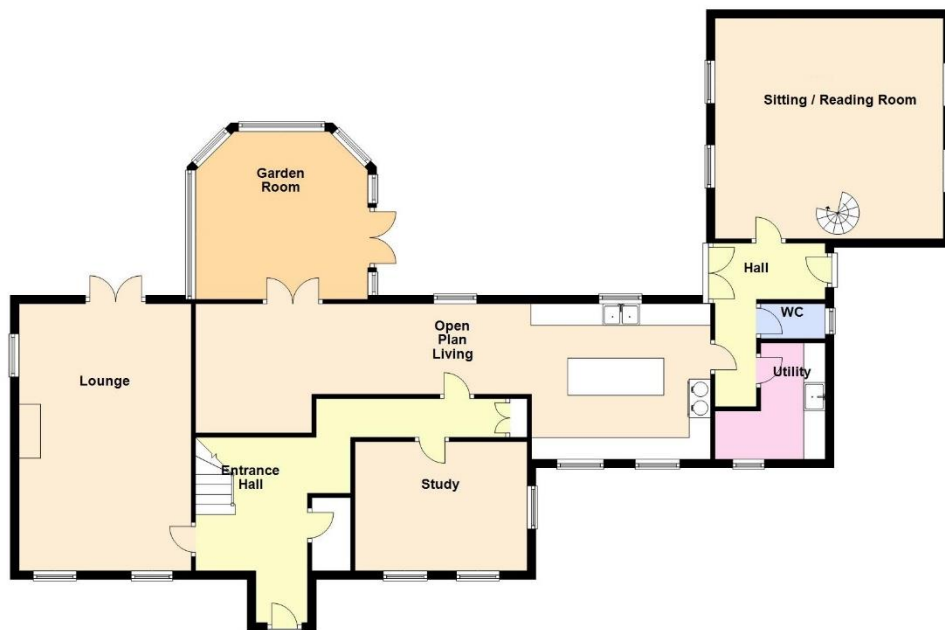






Ground Floor

Approx. 145.8 sq. metres (1569.0 sq. feet)



First Floor

Approx. 100.4 sq. metres (1080.5 sq. feet)



Total area: approx. 246.1 sq. metres (2649.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		